

4 High Street, Cardigan, SA43 1HJ

£250,000

Extensive main street frontage. Former Natwest Bank. Approx 2000 sq. ft. ground floor space. Rear parking. Currently A2 planning use classification (professional and financial services), or A1 classification (shop). Potential for a variety of commercial purposes, including shop, office, eating house, etc. (STC). The First and Second Floors are substantial and ideal for conversion to some form of residential accommodation/flats/HMO, etc.

Occupying prime town centre location, fronting the main thoroughfare within the busy West Wales market town of Cardigan on the Teifi Estuary. Across the road to Barclays Bank, Specsavers, close to Vision Express and other major national and local retailers.

## Description

A Grade II listed building of attractive proportions, which was trading as a Natwest Bank premises up to 2018.

Solid oak entrance door with glazed inner doors leading through to:-

### Front Reception Room/Office 27'5" x 15'8" (8.36m x 4.78m)

Plus alcove with 3 windows to the front street, various passageways lead through to other rooms viz:-

### Waiting Room 7'5" x 7'1" (2.26m x 2.16m)

### Former Managers Office 18'1" x 11'10" (5.51m x 3.61m)

### Inner Hallway

### Filing Room 11'1" x 9'4" (3.38m x 2.84m)

### Rear Hallway/Office Area 33' x 18'8" (10.06m x 5.69m)

### Rear Office 18'10" x 11'3" (5.74m x 3.43m)

### Rear Passageway 23' x 12'3" (7.01m x 3.73m)

### Walk-in Vault 18'8" x 9'7" (5.69m x 2.92m)

With steel door.

### Rear Passageway

Leads to:-

### Kitchenette/Utility Room

### 2nd Walk-in Vault 10'3" x 9'2" (3.12m x 2.79m)

With steel door.

### Ladies & Gents Toilets

### Staff Room/Kitchen 12'11" x 10'7" (3.94m x 3.23m)

With stainless steel single drainer sink unit, hot water geyser, rear fire doors lead to:-

## FIRST FLOOR

### Landing

### Office

Four windows to the front.

### Office

Window to the front.

### Office

Two windows to the rear and window to the side

### Store Room

Window to the side

### Office

Window to the side.

### WC

Low flush wc, sink, window to the side.

### Office

Windows to the side and rear, door to:

### Store Room

Window to the side.

## SECOND FLOOR

Consisting of three offices with three storage rooms and a WC.

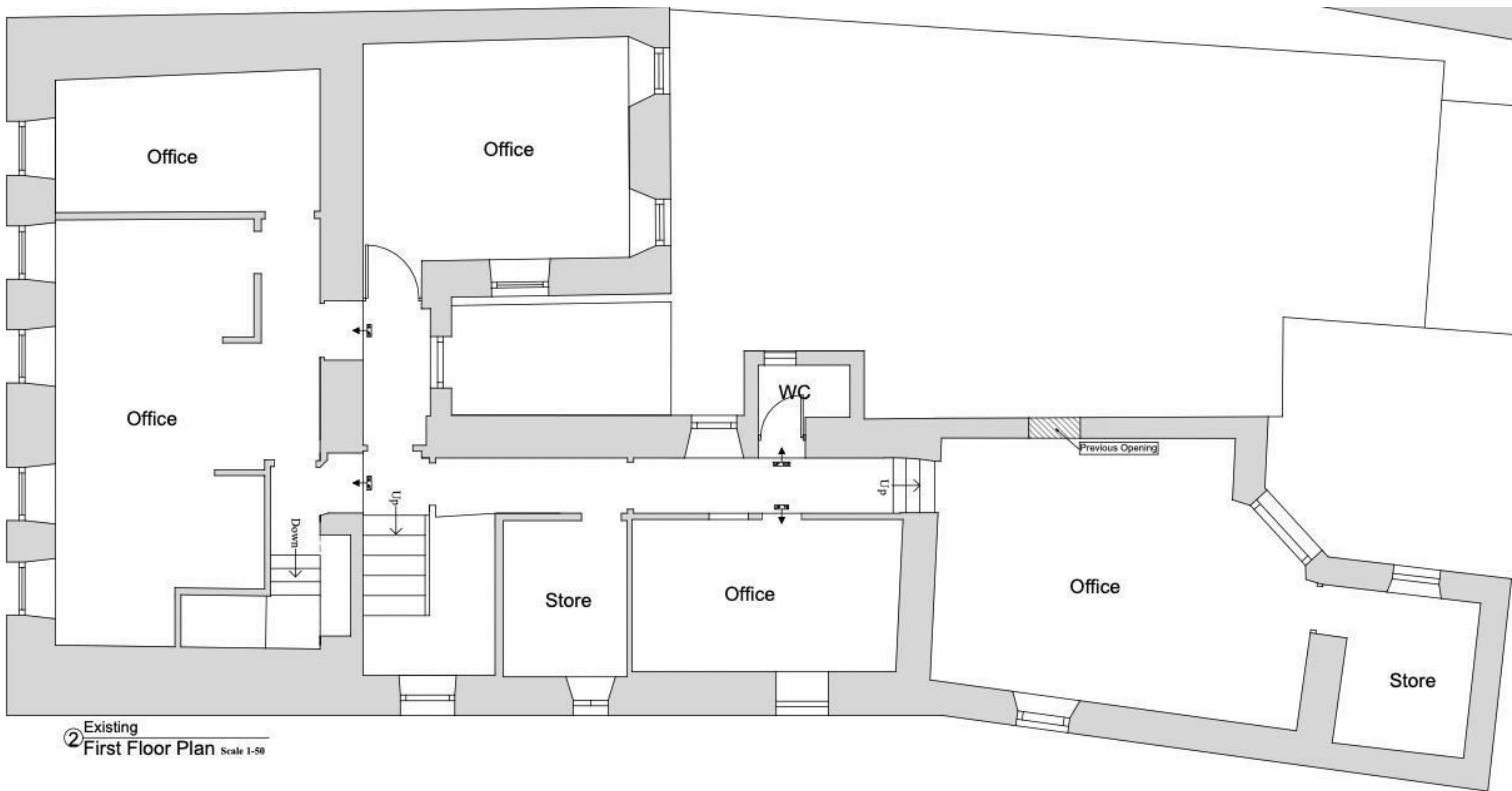
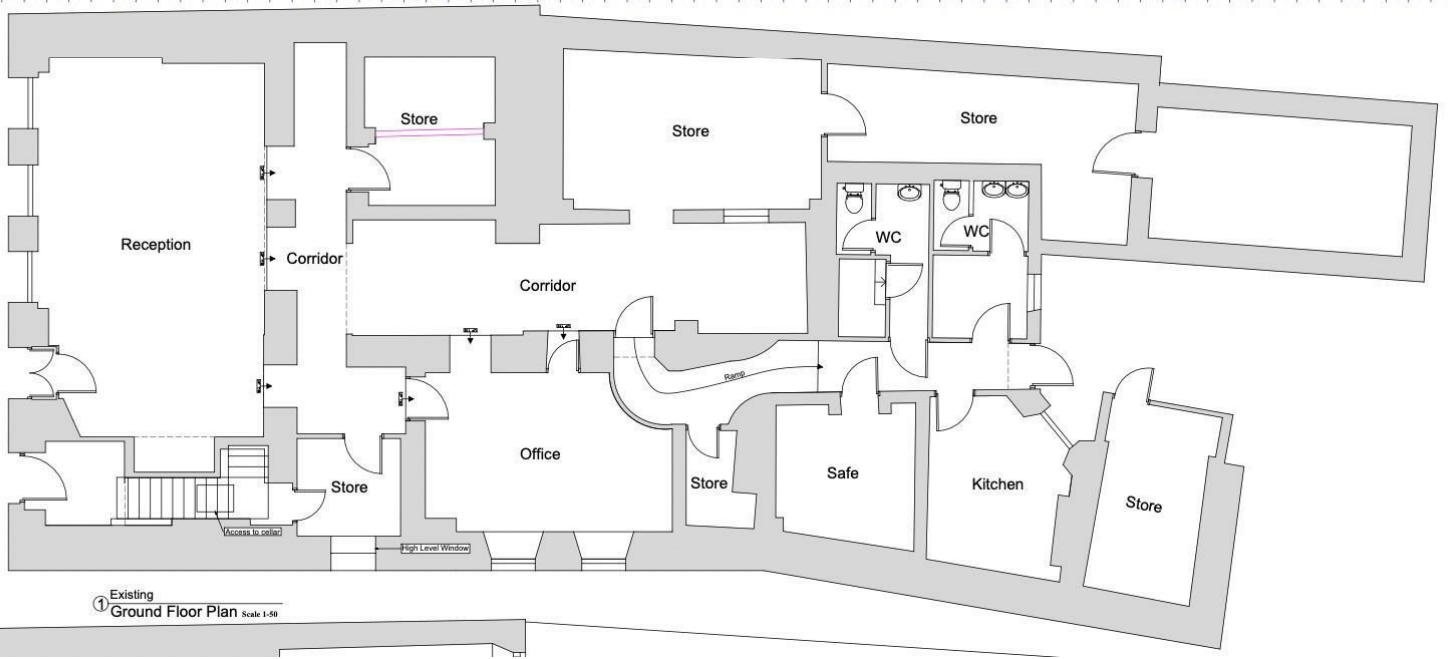
### Outside Yard and Parking

### Services, etc.

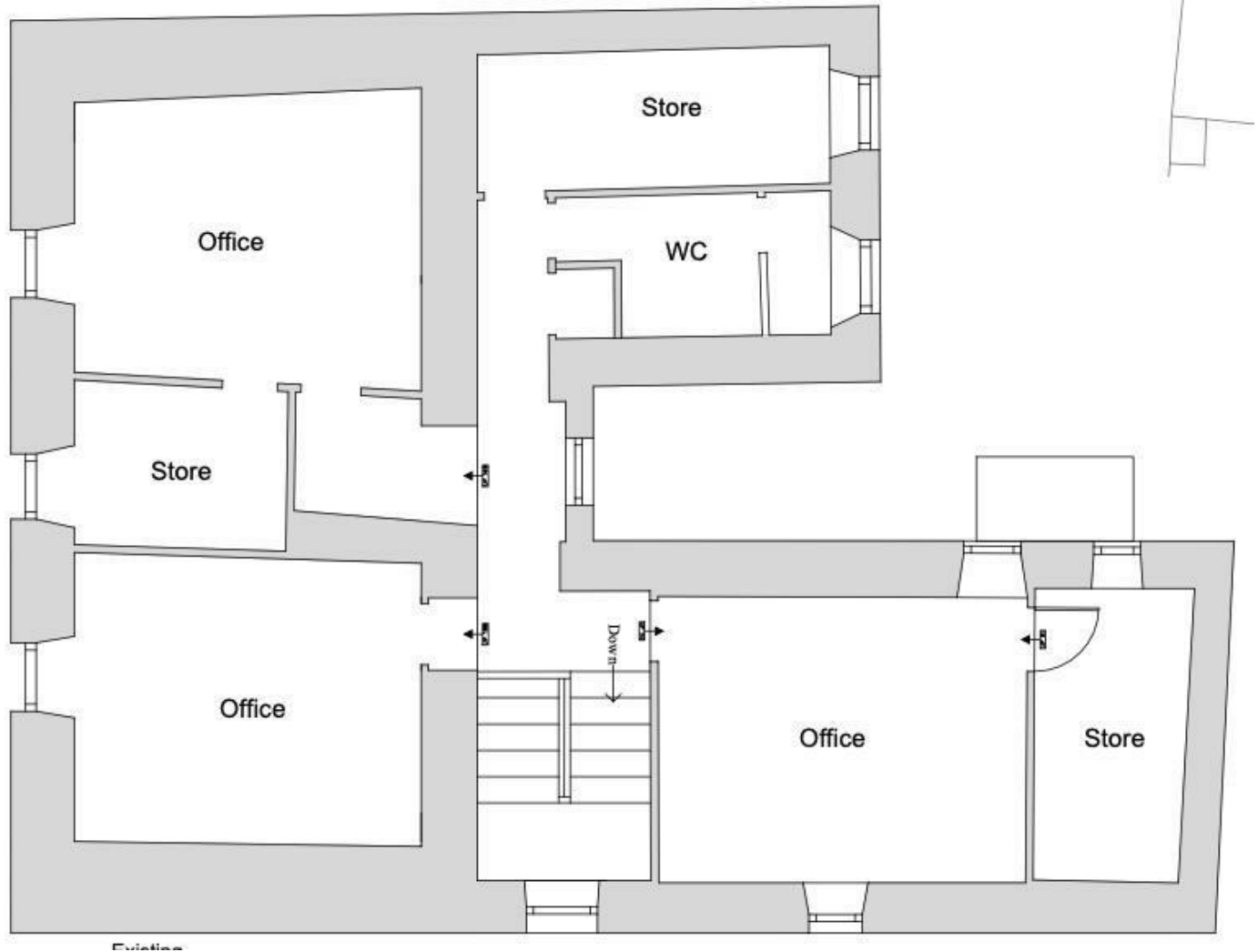
Services - Mains water, electricity, drainage and gas.

Local Authority - Ceredigion County Council

Rateable Value - £12,500



# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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